



722

IMPORTANT
THIS COMMUNICATION AFFECTS YOUR PROPERTY

ENFORCEMENT NOTICE

MATERIAL CHANGE OF USE

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991) ("the Act")

ISSUED BY: North Devon District Council ("the Council")

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to it that there has been a breach of planning control, under Section 171A(1)(a) of the Act, at the land described below. The Council consider it expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations.

2. **THE LAND AFFECTED** (shown edged red on the plan attached)

Parkgate Farmhouse, Parkgate Farm, Tawstock, North Devon.

("the Land")

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

A material change of use of the Land from single dwelling house into two units of accommodation ("unauthorised use").

4. **REASONS FOR ISSUING THIS NOTICE**

The Council consider it expedient to issue this notice for the following reasons:

It appears to the Council that the above breach of planning control has occurred in the last 4 years.

The access from the Land onto the adjacent highway is, by reason of the limited visibility available to vehicles using the access, unsuitable to cater for additional traffic that the unauthorised use can generate. Furthermore the road giving access to the Land is by reason of its width and alignment unsuitable to accommodate additional traffic. There is also inadequate provision on the Land for the safe manoeuvring and parking of vehicles off the adjacent highway.

The Council do not consider that planning permission should be given, because planning conditions could not overcome these problems.

5. WHEN YOU ARE REQUIRED TO ACT

The Council require that the steps specified in paragraph 6 be undertaken within [the period of SIX (6) ~~months~~/months from the date when this notice takes effect] [~~the period of~~].


6. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the Land as two units of accommodation.
- (ii) Remove the door on the ground floor western elevation of the Land.
- (iii) Remove the internal staircase as shown edged blue on Plan 'A' attached, from the Land.
- (iv) Reinstate the Land to accord with planning permission ref. 11628 dated 6th July 1990, to provide for a dependant relatives annex and revert the remainder of the Land to use as a single unit of accommodation.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 29TH APRIL 1994 ("the effective date")* unless an appeal is made against it beforehand.

Dated: [date of issue] 24TH MARCH 1994

Signed: 

on behalf of: North Devon District Council,
Civic Centre,
Barnstaple, Devon,
EX31 1EA.

* specific date, not less than 28 clear days after date of service

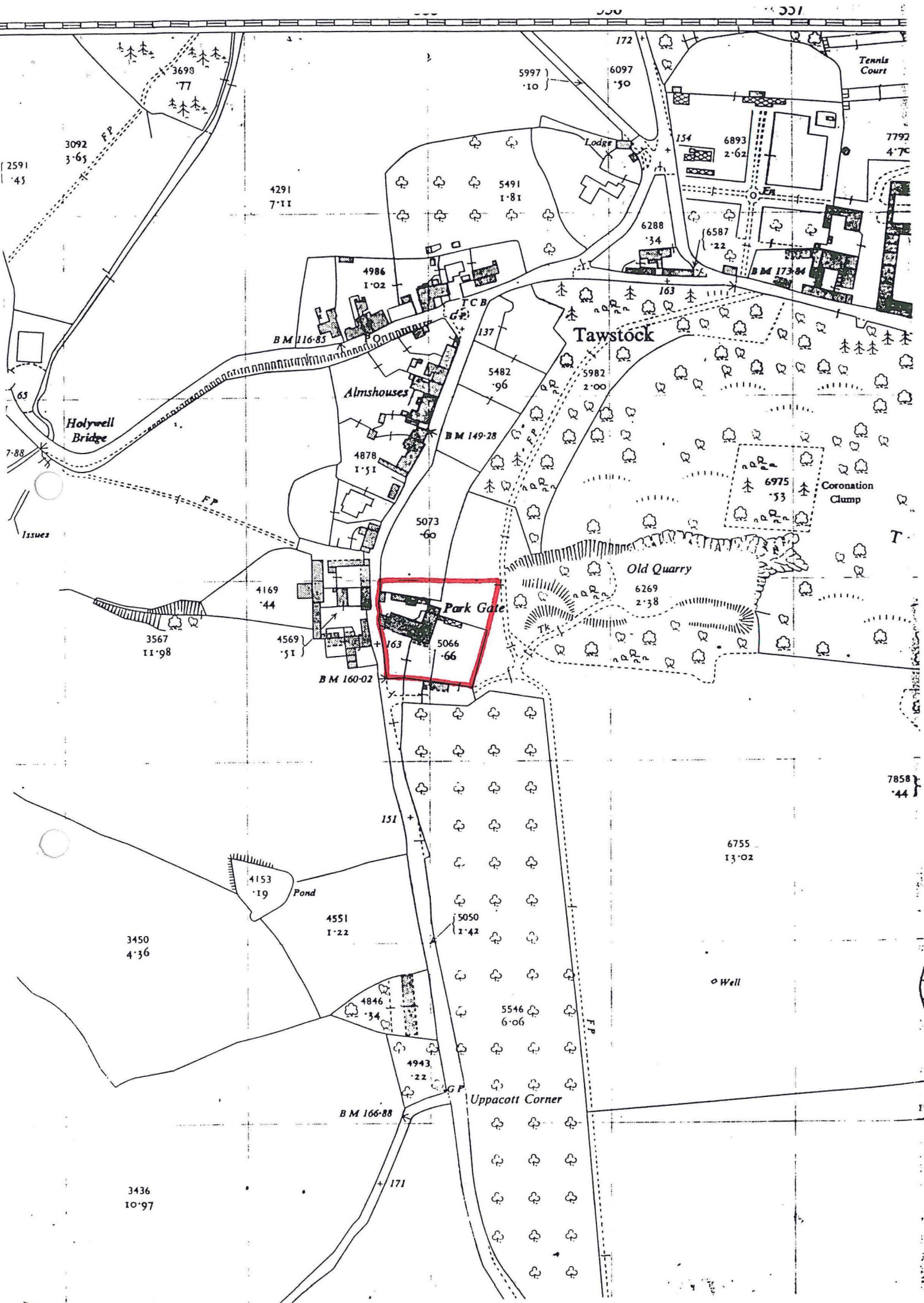
GUIDANCE NOTES FOR YOUR INFORMATION

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the effective date. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this Enforcement Notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on the effective date and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period[s] specified in the notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.



'PLAN A'

